



The Quadrant Chimney Steps

£1,150 Monthly
1 Bedroom Apartment

AVAILABLE NOW

**The
Letting
Game**

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Chimney Steps

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DETAILS

A well-presented one double bedroom 2nd floor flat with a communal garden in the City Centre, offered fully furnished and available NOW!

Amy will be running the viewings at this property, so book yours today.

The apartment is part of a modern development and residents benefit having a communal roof top garden. It is in a great location within a five minute walk of Bristol Temple Meads and a fifteen minute walk to the City Centre. There are plenty of amenities nearby including Cabot Circus Shopping Centre and the property is also nicely located for the Harbourside and Wapping Wharf area popular for its independent shops and cargo restaurants.

What's it like?

The accommodation briefly comprises: an entrance hall with two large storage cupboards, an open plan kitchen/living space with a floor to ceiling window in the lounge allowing lots of light and a smart fitted kitchen with white goods including a washing machine, fridge freezer, oven and hob, the lounge is furnished with a sofa, coffee table, desk and chair, a spacious double bedroom furnished with a double bed frame, a chest of drawers, two wardrobes and a door leading out onto your private balcony and lastly a bathroom with a shower over the bath.

The property also benefits from double glazing, intercom answering, its private entrance, a private balcony, secure gated entrance and large storage cupboards.

Amy's Highlights:

- **Furnished**
- **CLOSE TO TEMPLE MEADS**
- **COMMUNAL ROOF TERRACE**
- **ON STREET PERMIT PARKING**
- **BALCONY**
- **INTERCOM SYSTEM**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **COUNCIL TAX BAND B**
- **EPC RATING C**

- Sought after location
- Walking distance to Temple Meads
- Great access to Cabot Circus and Broadmead
- Intercom answering
- Communal garden area
- Fully furnished
- Private balcony
- Permit parking to the council can be applied for by the tenant at the tenants own cost but is not guaranteed
- Walking distance to Wapping Wharf

Home Truths:

- Applicants must earn at least two and half times the rent as a household in order to qualify to rent this property.

Property Essentials:

- o Structure Materials – Brick
- o Electricity supply – Mains
- o Water supply – Mains
- o Sewerage – Mains
- o Heating type – Electric
- o Broadband – (Source: Ofcom) Standard, and Ultrafast
- o Mobile signal – (Source: Ofcom) Limited
- o Building Safety – No issues reported
- o Restrictions – None
- o Rights and Easements – N/A

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